

**SNAPSHOT of HOME Program Performance--As of 06/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Quincy Consortium

State: MA

PJ's Total HOME Allocation Received: \$11,696,128

PJ's Size Grouping\*: C

PJ Since (FY): 1992

| Category   | PJ       | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* |           |
|--|----------|---------------|------------|---------------|------------------------------|-----------|
|  |          |               |            |               | Group                        | C Overall |
|  |          |               |            | PJs in State: | 19                           |           |
| <b><u>Program Progress:</u></b>                                  |          |               |            |               |                              |           |
| % of Funds Committed   | 87.68 %  | 93.09 %       | 18         | 92.82 %       | 20                           | 18        |
| % of Funds Disbursed   | 86.30 %  | 86.95 %       | 10         | 82.38 %       | 54                           | 57        |
| Leveraging Ratio for Rental Activities                           | 6.68     | 7.64          | 1          | 4.55          | 100                          | 100       |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 86.53 %       | 1          | 80.69 %       | 100                          | 100       |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 86.35 %  | 71.66 %       | 4          | 67.01 %       | 79                           | 83        |
| <b><u>Low-Income Benefit:</u></b>                                |          |               |            |               |                              |           |
| % of 0-50% AMI Renters to All Renters                            | 76.70 %  | 80.76 %       | 15         | 79.23 %       | 28                           | 30        |
| % of 0-30% AMI Renters to All Renters***                         | 44.32 %  | 48.82 %       | 12         | 44.47 %       | 45                           | 48        |
| <b><u>Lease-Up:</u></b>  |          |               |            |               |                              |           |
| % of Occupied Rental Units to All Completed Rental Units***      | 94.32 %  | 95.50 %       | 15         | 93.93 %       | 27                           | 28        |
| <b><u>Overall Ranking:</u></b>                                   |          |               | In State:  | 5 / 19        | Nationally:                  | 78 81     |
| <b><u>HOME Cost Per Unit and Number of Completed Units:</u></b>  |          |               |            |               |                              |           |
| Rental Unit  | \$36,883 | \$24,640      |            | \$24,984      | 176 Units                    | 31.20 %   |
| Homebuyer Unit   | \$7,457  | \$15,672      |            | \$14,192      | 189 Units                    | 33.50 %   |
| Homeowner-Rehab Unit   | \$11,645 | \$14,629      |            | \$20,036      | 198 Units                    | 35.10 %   |
| TBRA Unit  | \$850    | \$3,766       |            | \$3,164       | 1 Units                      | 0.20 %    |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Quincy Consortium MA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|             | Rental    | Homebuyer | Homeowner |
|-------------|-----------|-----------|-----------|
| PJ:         | \$122,294 | \$113,814 | \$13,127  |
| State:*     | \$135,022 | \$95,362  | \$22,537  |
| National:** | \$86,663  | \$70,545  | \$22,663  |

**CHDO Operating Expenses:**  
(% of allocation)

|               |   |
|---------------|---|
| PJ:           | <span style="border: 1px solid black; padding: 2px;">3.0</span> % |
| National Avg: | <span style="border: 1px solid black; padding: 2px;">1.1</span> % |

**R.S. Means Cost Index:** 1.19

| RACE:                                    | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |
|--|--|--|--|---|
| White:                                   | <span style="border: 1px solid black; padding: 2px;">82.6</span> | <span style="border: 1px solid black; padding: 2px;">88.4</span> | <span style="border: 1px solid black; padding: 2px;">92.9</span> | <span style="border: 1px solid black; padding: 2px;">100.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">10.2</span> | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">3.6</span>  | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">2.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">2.4</span>  | <span style="border: 1px solid black; padding: 2px;">3.7</span>  | <span style="border: 1px solid black; padding: 2px;">4.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |

### ETHNICITY:

|          |   |   |   |   |
|----------|---|---|---|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">1.2</span> | <span style="border: 1px solid black; padding: 2px;">4.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
|----------|---|---|---|---|

### HOUSEHOLD SIZE:

|                    |  |  |  |   |
|--------------------|--|--|--|---|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">71.9</span> | <span style="border: 1px solid black; padding: 2px;">28.0</span> | <span style="border: 1px solid black; padding: 2px;">40.9</span> | <span style="border: 1px solid black; padding: 2px;">100.0</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">12.0</span> | <span style="border: 1px solid black; padding: 2px;">18.5</span> | <span style="border: 1px solid black; padding: 2px;">28.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">7.8</span>  | <span style="border: 1px solid black; padding: 2px;">14.8</span> | <span style="border: 1px solid black; padding: 2px;">14.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">4.2</span>  | <span style="border: 1px solid black; padding: 2px;">20.6</span> | <span style="border: 1px solid black; padding: 2px;">10.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">12.7</span> | <span style="border: 1px solid black; padding: 2px;">4.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">3.6</span>  | <span style="border: 1px solid black; padding: 2px;">3.7</span>  | <span style="border: 1px solid black; padding: 2px;">1.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">1.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |

### HOUSEHOLD TYPE:

|                        |  |  |  |   |
|------------------------|--|--|--|---|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">61.7</span> | <span style="border: 1px solid black; padding: 2px;">29.1</span> | <span style="border: 1px solid black; padding: 2px;">20.2</span> | <span style="border: 1px solid black; padding: 2px;">100.0</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">11.4</span> | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">42.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">16.8</span> | <span style="border: 1px solid black; padding: 2px;">19.6</span> | <span style="border: 1px solid black; padding: 2px;">10.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">4.8</span>  | <span style="border: 1px solid black; padding: 2px;">45.5</span> | <span style="border: 1px solid black; padding: 2px;">23.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">5.4</span>  | <span style="border: 1px solid black; padding: 2px;">4.8</span>  | <span style="border: 1px solid black; padding: 2px;">2.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |  |
|----------------|--|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">12.6</span> | <span style="border: 1px solid black; padding: 2px;">0.5</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">7.2</span>  |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">15.6</span> |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">64.7</span> |  |

**# of Section 504 Compliant Units / Completed Units Since 2001** 28

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM —**  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Quincy Consortium State: MA Group Rank: 78  
 (Percentile)  
 State Rank: 5 / 19 PJs Overall Rank: 81  
 (Percentile)  
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.00%   | 100        |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 46.46%   | 86.35      |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 76.7       |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 89.25%   | 94.32      |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.300    | 2.13       |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

